



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 15, 2014

TO: Hearing Officer, Alex Garcia

FROM: Jeantine Nazar 
Zoning Permits East Section

SUBJECT: **Project No. 2012-00400**
Conditional Use Permit No. 201200037
HO Meeting: December 16, 2014
Agenda Item: 7

The applicant is seeking a Conditional Use Permit (CUP) for the continued operation and maintenance of an adult residential facility, a nursing home, and an Alzheimer's center in the C-2-DP-BE-U/C (Neighborhood Business – Development Program - Billboard Exclusion-Unilateral Covenant) zone.

Staff has included a copy of the site plan, Exhibit A approval for CUP 96002, and sign data with this memo. Staff requests that this case be continued, so that the applicant provide revised site plan, a plot plan for the convalescent hospital, and to discuss the Unilateral Contract terms with the county council.

Additionally, staff has made the following changes to the staff report, findings and conditions and includes the revised reports:

STAFF REPORT

PREVIOUS CASES/ZONING HISTORY

CUP96002 approved to authorize the operation of an existing one-story 25,320 square feet convalescent hospital with a maximum of 99 beds, the construction of a three-story 73,700 square feet 87 unit residential facility for senior citizens, and a two-story 24,830 square feet Alzheimer's residential center 24 unit 48 beds. The project approved 62 parking spaces including eight (8) for handicapped accessible. This approval included the nursing home as an existing facility in operation for nearly 30 years. However, there are no floor, elevation and landscape plans approved by Regional Planning for the Park Marino Convalescent center. CUP96002 Exhibit "A" and the conditions of approval incorporate land use restriction terms as agreed between neighbors and Park Marino Land Company. CUP96002 will expire on May 1, 2016, and the applicant has filed for an early renewal application.

ZC96002 approved by the Planning Commission and the Board of Supervisors changed the zoning from R-1-7,500, R-3-5,000, and C-2 to C-2-DP-BE. The zone change

amendment of Section 22.16.230 of the County Code Zoning Case 96002 included the Unilateral Contract signed between the neighbors and Park Marino Land Company and changed the zoning to C-2-DP-BE-U/C. Revised Exhibit "A" 201100258 approved on February 22, 2012 proposed new signage, reconfigured the parking lot to provide a total of 66 parking spaces, and changed the Alzheimer's residential center from 24,830 square feet to 24,833 square feet and from 48 beds to 44 beds.

The Building and Safety office records indicate that an application for a convalescent hospital was submitted in 1965 and finalized in 1966 for the subject property. The subject hospital was located within a residential zone at that time. The Zoning Code in 1964 and 1966 Section 203 states:

If a permit has first been obtained as provided in Article 1 of Chapter 5, property in an residential zone may be used while such permit is in full force and effect and in conformity with the conditions of such permit for:

- a) Airport
- b) Landing field
- c) Radio transmitter stations
- d) Radio transmitter towers"

Everything listed in each R zone was a by-right use. However, the Department of Regional Planning required plot plans in the 1960's for by-right uses.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3-New Construction) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project proposes the continued operation and maintenance of the existing assisted living residential and nursing facilities as well as the construction of an Alzheimer's residential center. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

ALTADENA COMMUNITY STANDARDS DISTRICT (CSD)

The proposed Alzheimer's center shall comply with the Altadena CSD requirements. The Altadena CSD does not have any specific requirements for properties located in the C-2 zone, and the subject property is not located within a specific area of the CSD. However, the intent and purpose of the CSD is to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts.

The adult residential facility was established prior to the CSD, however, the step-back project design, setback areas, and landscaping meets the intent and purpose of the CSD. The proposed Alzheimer's residential center is adjacent to the Temple and the school. The site plan does not show the setback areas, but it depicts a chain link fence 6 feet in height separating the two properties.

PARKING

The original application proposed 62 parking spaces including eight (8) reserved for handicapped accessible. REA approved in 2012 reconfigured the parking providing a total of 66 parking spaces. The current permit proposes a total of 70 parking spaces, which includes seven (7) handicapped accessible. The zoning code allows a maximum of 40 percent compact parking spaces.

Signs

Signs shall comply with the sign standard requirements for C-2 zone in Part 10 of Section 22.52. REA201100258 approved a total of 10 signs as depicted on the site plan. Public Works letter dated July 16, 2012, Condition Number 1.5, requests to relocate the monument sign to outside of the dedicated road right-of-way on Altadena Drive. Staff included a copy of the signage data with this report and requests further clarification on the proposed signs.

SITE PLAN

Staff has requested that the applicant provide revised site plans depicting clearly the setback areas, walls and fences surrounding the property, parking spaces, etc. To date staff has not received the requested materials.

FINDINGS

Staff has revised the draft findings according to the proposed changes and includes the additional following Findings:

1. The Hearing Officer finds that the subject Alzheimer's center and the adult residential facilities comply with the Altadena Community Standards District by protecting light, air and the privacy of the adjacent residents through step-back design, setback areas, and landscaping.
2. The Hearing Officer finds that the subject property has a total of ten (10) signs, which includes monument signs and wall signs as depicted on the site plan and as approved by REA2011000258. A monument sign is located on the dedicated public right-of-way on Altadena Drive.
3. The Project will provide 70 parking spaces including seven (7) handicapped accessible. A maximum of 40 percent of the parking spaces maybe assigned as compact spaces.
4. The Hearing Officer finds that Building and Safety office records show that building permits were obtained in 1965 for a convalescent hospital and finalized in 1966. The convalescent hospital was located in R-1-7500 zone at that time requiring a plot plan.
5. The Hearing Officer finds that the subject property has several existing oak trees.
6. The Hearing Officer finds that an Adult Residential facility means any facility which provides 24-hour a day nonmedical care and supervision to adults as defined per Code Section 22.08.010 and licensed under the regulations of the State of California. The Hearing Officer finds that the assisted residential facility and the convalescent hospital have State licenses to operate. Both existing facilities are licensed by the State of California as adult residential facilities. The Alzheimer's residential center is subject to State licensing.
7. The Hearing Officer finds that the residents of the proposed Alzheimer's facility will have private rooms with no kitchens and bathrooms having no tub or shower. Shared bathing/showering facilities will be provided so that residents can be monitored by staff.
8. The Hearing Officer finds that congregate dining will be provided for residents of both proposed facilities. Housekeeping staff will clean individual rooms as well as

common area within the Alzheimer adult residential facility. Housekeeping staff will clean common areas only in the assisted living residential facility.

9. The Hearing Officer finds that the administrative staff, kitchen staff, housekeeping staff will be the same for all facilities.
10. The Hearing Officer finds that the subject property has 6-7 feet high masonry wall, wood fence, and chain link fence on the north side of the property as depicted on the site plan.
11. The Hearing Officer finds that Altadena Drive is a dedicated County roadway having a right-of-way of 85 feet in width and subject to road right-of-way dedication.
12. The Hearing Officer finds that the existing adult residential facility and the convalescent hospital are developed adjacent to existing single-family residences. The proposed Alzheimer's facility will be developed on the westerly portion of the subject property adjacent to Altadena Drive.
13. The Hearing Officer finds that the existing adult residential facility has second and third floors stepped away from the existing single-family residences. There are no windows placed on the third floor adjacent to existing single-family residences (northerly side) except for bathroom and stairwell windows.
14. The Hearing Officer finds that CUP96002 required the construction of a solid masonry wall eight feet in height along the northerly property line adjacent to existing single-family residences as well as the planting of appropriate landscaping for the purpose of establishing a visual buffer. The Hearing Officer finds that the site plan does not depict the eight feet high masonry wall and the landscaping.
15. The Hearing Officer finds that the step-back design, the 12'-6" setback area on the north side of the property adjacent to residential uses, and the existing landscaping creates a buffer between the residential uses on the north side and commercial use and protects light, air and privacy.

PROJECT SITE SPECIFIC CONDITIONS

This grant authorizes the continued operation and maintenance of a convalescent hospital and an adult residential facility and the construction of an Alzheimer's residential center.

1. That the subject adult residential facility for Alzheimer patients shall be limited to a maximum capacity of 44 beds,
2. That the subject adult residential facility for senior citizens shall be limited to a maximum capacity of 87 residential units;
3. That the existing nursing home shall be limited to a maximum capacity of 99 beds;
4. That conversion of the adult residential facility to other uses not included within the definition of adult residential facility shall be prohibited unless a new conditional use permit has first been obtained;
5. That a minimum of 70 parking spaces shall be continuously maintained on the subject property and shall comply with parking standards in Title 22.

6. That landscaping shall be planted and continuously maintained between the subject facilities and the adjacent residences. Said landscaping shall be designed to provide a visual buffer between the proposed adult residential facility and shall be depicted on a landscaping plan which must be depicted on the landscape plans.
7. That the proposed adult residential facility shall have second and third stories stepped away from existing single-family residence lots as depicted on floor and elevation plans approved by CUP96002.
8. The permittee shall file for a Certificate of Compliance and tie Parcel Numbers 5751-005-039, 041, 042, and 045.'
9. The landscape procedure for the oaks shall be as follows, and the plan shall include the following oak tree planting, irrigation, and maintenance language:

For new 15-gal. oaks: Arrange soil around base of tree to slope away from tree so that rainfall drains away from the trunk; avoid ponding at the base of the trunk. Make a tree well about 3 feet from trunk, filled with mulch, that does not touch the trunk. Irrigation can be done with hoses once a month, about 3 gallons until tree is established (several years) in the normal rainfall months, October-June, and then once a week 3 gal. in summer July-September. After establishment, only rainfall should irrigate oaks, and NO water should be applied. In times of severe drought, native oaks may be irrigated once in mid-summer. Leave 6 to 10 feet around the trunk clear and dry. Allow leaf fall to accumulate up to 6-in. depth, and only remove so as to leave 6-in. of leaf fall under the oak trees. **Any temporary irrigation system shall be removed when oaks are established.**

If you need further information, please contact Jeantine Nazar at (213) 974-6435 or jnazar@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MM: JN

ENTITLEMENTS REQUESTED

Conditional Use Permit (CUP) for the continued operation and maintenance of an adult residential facility and a nursing home, and the construction of an Alzheimer's center in the C-2-DP-BE-U/C (Neighborhood Business – Development Program - Billboard Exclusion-Unilateral Contract) zone. Pursuant to County Code Section 22.28.160, an adult residential facility and a convalescent hospital are allowed in the C-2 zone, if a CUP has first been obtained.

PROJECT DESCRIPTION

The applicant is requesting a CUP for the continued operation and maintenance of a convalescent hospital (Park Marino Convalescent center), an independent living with assistance (Terraces at Park Marino), and the construction of an Alzheimer's treatment center (Safe Haven).

The facilities employ a total of 70 employees 24 hour a day and the largest employee shift is 40 during the day. The administrative staff, kitchen staff, housekeeping staff, and maintenance crew are the same for all facilities. All three facilities provide congregate dining for residents as well as serve food to each room upon request. The Project provides support services to individuals and groups such as light exercise, games, art projects, music, entertainment, and counseling. All three facilities are licensed by the State of California. The proposed project is identical to the previous approvals. This application is not proposing any changes or improvement to the existing facilities.

PROJECT OVERVIEW

The Project contains the continued operation of the existing convalescent hospital and the independent living facilities. The Alzheimer's center was approved with CUP 96002 and revised in 2012; however, it has never been built. This permit includes the construction of the proposed Alzheimer's facility.

PROJECT LOCATION

The subject property is located at 2585-2587 E. Washington Blvd and 2601 E. Washington Blvd. The Project Site is comprised of four lots, which includes two ingress and egress easements .33 acres in size (APNs: 5751-005-039 and 042), and two lots of 3.92 acres in area (APNs: 5751-005-041 and 045), for a total of 4.25 acres. The Project Site contains the assisted living facility on the easterly, Eaton Canyon Wash end of the property and the Alzheimer's center on the westerly, Altadena Drive portion of the property. The convalescent hospital is located in the middle. The Project Site is located within the Altadena community, and the Altadena Community Standards District. Access to the subject property is from Washington Blvd and Altadena Drive through two separate driveways of 28'-8" feet and 26'-61" feet wide, respectively. Staff included a condition requiring that the applicant obtain a certificate of compliance.

SITE PLAN DESCRIPTION

The site plan depicts three buildings with a total of 38 percent lot coverage, 39 percent landscaping, 21 percent pavement, and 2 percent driveway coverage with 70 parking spaces, which includes seven handicapped accessible spaces.

The existing three-story assisted living facility is located on the east side of the lot, and includes 87 units within 74,031 square feet of built area. The three story assisted living facility accommodates efficiency apartments, one bedroom apartments, and apartments having one bedroom, and a den. Each of these units has an efficiency kitchen and a full bathroom. The two-story Alzheimer's facility located on the west side with 26 units and 44 beds has 24,833 square feet in area. The one-story skilled nursing facility is located in the middle with a maximum of 99 beds within 25,320 square feet of built area. The nursing home and the assisted living facilities have been built; however, the Alzheimer's center has not yet been constructed.

Staff has requested that the applicant provide revised site plans depicting clearly the setback areas, walls and fences surrounding the property, parking spaces, etc. To date staff has not received the requested materials.

EXISTING ZONING

The subject property is zoned C-2-DP-BE-U/C. The subject property is located within the Altadena Community Standards District.

Surrounding properties are zoned as follows:

North: R-1-7,500 (Single-Family Residence-7500 square feet minimum lot size)

South: C-1 (Restricted Business), C-1-DP (Restricted Business Development Program), C-2 (Neighborhood Business), C-3 (Unlimited Commercial)

East: City of Pasadena, Eaton Canyon Reservoir

West: R-3 (Limited Multiple Residence), C-3

EXISTING LAND USES

The subject property is developed with adult residential nursing facilities for elderly.

Surrounding properties are developed as follows:

North: Jewish Temple, school, single-family dwellings

South: Office buildings, medical building, convalescent hospital

East: Eaton Canyon Reservoir and Nature Center

West: Multi-family residences, parking, hair salon, café

PREVIOUS CASES/ZONING HISTORY

CUP 96002 approved to authorize the operation of an existing one-story 25,320 square feet convalescent hospital with a maximum of 99 beds, the construction of a three-story 73,700 square feet 87 unit residential facility for senior citizens, and a two-story 24,830 square feet Alzheimer's residential center 24 unit 48 beds. The project approved 62 parking spaces including eight (8) for handicapped accessible. This approval included

the nursing home as an existing facility in operation for nearly 30 years. However, there are no floor, elevation and landscape plans approved by Regional Planning for the Park Marino Convalescent center. CUP 96002 Exhibit "A" and the conditions of approval incorporate land use restriction terms as agreed between neighbors and Park Marino Land Company. CUP96002 will expire on May 1, 2016, and the applicant has filed for an early renewal application.

ZC 96002 approved by the Planning Commission and the Board of Supervisors changed the zoning from R-1-7,500, R-3-5,000 and C-2 to C-2-DP-BE. The zone change amendment of Section 22.16.230 of the County Code Zoning Case 96002 included the Unilateral Contract signed between the neighbors and Park Marino Land Company and changed the zoning to C-2-DP-BE-U/C.

Revised Exhibit "A" 201100258 approved on February 22, 2012 proposed new signage, reconfigured the parking lot to provide a total of 66 parking spaces, and changed the Alzheimer's residential center from 24,830 square feet to 24,833 square feet and from 48 beds to 44 beds.

The Building and Safety office records indicate that an application for a convalescent hospital was submitted in 1965 and finalized in 1966 for the subject property. The Zoning Code in 1964 and 1965 indicates the following:

If a permit has first been obtained as provided in Article 1 of Chapter 5, property in an residential zone may be used while such permit is in full force and effect and in conformity with the conditions of such permit for:

- a) Airport
- b) Landing field
- c) Radio transmitter stations
- d) Radio transmitter towers"

Everything listed in each R zone was a by-right use. The Department of Regional Planning required plot plans in the 1960's for by-right uses.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3-New Construction) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project proposes the continued operation and maintenance of the existing assisted living residential and nursing facilities as well as the construction of an Alzheimer's residential center. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the General Commercial (GC) land use category of the Altadena Community Plan (Plan). This designation is intended for a broad range of commercial services, including neighborhood and community commercial uses. Maximum lot coverage permitted by the GC designation is 90 percent, which includes a ratio of 1.8 times the total lot area. Maximum building height in this designation is two stories. (Plan, Pages 4-9). The proposed project is consistent with the land use designation by providing services to elderly and senior citizens at a community and regional levels. The site plan depicts the lot coverage of 38 percent. The total built area of 124,234 square feet is less than the total lot area of 185,130 square feet, and meets the 90 percent requirement; therefore, consistent with the permitted uses of the underlying land use category. The three story residential facility of 34'-11" is not consistent with the GC land use designation requirement of a maximum of two stories. However, the General Plan requires the height of the proposed facilities not to exceed the general profile established by existing uses, and in no event exceed that of neighboring residential development. (Los Angeles County General Plan, Nov. 1980, Page III-36). The residential assisted living structure is compatible in height with the adjacent single-family dwelling and complies with the height requirement of the General Plan.

The following goals and policies of the *Countywide General Plan, Nov. 1980* are applicable to the proposed project:

- Develop a strong diversified economy and ensure full employment. (General Plan, Nov. 1980, General Goals, Page I-15)
The subject facility provides employment to 70 employees of diverse backgrounds, such as doctors, nurses, administrators, gardeners, maintenance staff, cleaning crew and kitchen staff.
- Preserve existing Institutional, cultural, or recreational centers. (General Plan, Page I-58).
The General Plan encourages the retention of existing specialized service and activities of regional significance such as hospitals. The proposed project provides 24 hour medical and home care services to elderly that cannot live independently and serves the community as well as the region.

The following policies of the Altadena Community Plan are applicable to the proposed project:

- The Washington Boulevard corridor and intersection with N. Altadena Drive in the southeast portion of Altadena is presently developed with commercial uses. Multi-family residential development and institutional uses also characterize this area. The Community Plan recommends continuation of these commercial, residential, and institutional uses. (Page 4-13, Policy no 4.5.4).

The Altadena Community Plan encourages the continuation of commercial uses at this location. Therefore, the existing adult residential use is consistent with the Plan requirement.

- Provide for the strengthening of existing corridors and clusters of commercial, industrial, and public uses, (library, parks, senior citizens facilities, etc), as principal activity centers of the Altadena community. (Plan Page 4-2, Issue 1, Policy No. 5).
The proposed project provides services to a total of 220 senior citizens in the following manner: a maximum of 99 elderly patients in the nursing home, 44 patients in the Alzheimer's center, and 87 dependent residents. The Plan encourages the strengthening of the corridors and commercial clusters through the development of senior citizens facilities, libraries and other similar uses as a main use of the corridor. The Project Site is located on Washington Blvd and Altadena Drive, two main corridors in Altadena. The subject senior citizen facility is one of the principal activity centers of these corridors as defined in the Plan.
- Encourage commercial areas to develop desirably distinctive qualities in their design, appearance and operation. (Altadena Community Plan Page 4-3, Issue 3, Policy No. 4).
The Project maintains approximately 12 feet setback on the north easterly portion, adjacent to the single-family dwellings. Landscaping including climbing vines and trees are planted on the setback area next to the residences. The step-back floor levels provide daylight and an aesthetically compatible and unique architectural design. The Alzheimer's center proposes similar architectural design. All three buildings include private gardens, which are on the northerly portion of the lot next to residences and the Temple.

Altadena Community Standards District (CSD)

The proposed Alzheimer's center shall comply with the Altadena CSD requirements. The Altadena CSD does not have any specific requirements for properties located in the C-2 zone, and the subject property is not located within a specific area of the CSD. However, the intent and purpose of the Altadena Community Standards District (CSD) is to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts.

The adult residential facility was established prior to the CSD, however, the step-back project design, setback areas, and landscaping meets the intent and purpose of the CSD. The proposed Alzheimer's residential center is adjacent to the Temple and the school. The site plan does not show the setback areas, but it depicts a chain link fence 6 feet in height separating the two properties.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.170 of the County Code, establishments in the C-2 Zone are subject to the following development standards:

- A. That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

The Project Site contains 39 percent landscape coverage and exceeds the 10 percent requirement. Staff consulted with the Regional Planning biologist and included a condition regarding maintaining the existing oak trees on the subject property.

- B. That there be parking facilities as required by Part 11 of Chapter 22.52.

Section 22.52.1120 indicates that every convalescent hospital shall have an amount of automobile parking spaces not less than the number of residents permitted by any license or permit which allows the maintenance of such facility. Every adult residential facility shall have one automobile parking space for each staff member on the largest shift and one parking space for each vehicle used directly in conducting such use.

The original application proposed 62 parking spaces including eight (8) reserved for handicapped accessible. REA approved in 2012 reconfigured the parking providing a total of 66 parking spaces. The current permit proposes a total of 70 parking spaces, which includes seven (7) handicapped accessible. The zoning code allows a maximum of 40 percent compact parking spaces.

CUP 96002 Condition Number 15 does not allow residents to have access to personal vehicles. Two vans are available to provide transportation for the residents. The largest employee shift is 40. The applicant provides 70 parking spaces. Staff included a condition not allowing residents to have parking as previously approved by CUP96002.

- C. A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52.

The height of the three story building as depicted on the elevation plan is 34'-11", and meets the height requirement.

- D. Outside Storage. No outside storage shall be permitted in Zone C-2.

There is no outside storage on the property. All storage areas are within an enclosed area.

- E. Ambulance Emergency Services Facilities. No more than two ambulances may be on site at any one time and a designated parking space shall be provided for each ambulance on site.

Currently there is no parking space for emergency ambulances. The previous approval did not require such parking spaces. The easterly

portion of the property towards the Eaton Canyon wash can accommodate parking for ambulances.

Signs

Signs shall comply with the requirements in Part 10 of Section 22.52 in the C-2 zone. REA201100258 approved a total of 10 signs as depicted on the site plan. Public Works letter dated July 16, 2012, Condition Number 1.5, requests to relocate the monument sign to outside of the dedicated road right-of-way on Altadena Drive. Staff included a copy of the signage data with this report and requests further clarification on the proposed signs.

Site Visit

Staff visited the site on December 1, 2014, and noticed that the facilities are well maintained and very organized. The easterly portion of the property adjacent to the Eaton Canyon reservoir is separated by a wrought iron fence, and provides a beautiful view of the mountains with fresh air circulating in the area. (Photo Numbers 1-6) The north portion of the property is adjacent to the single-family dwellings on the easterly portion and next to the Temple on the westerly portion.

During the site visit, staff verified the following land use restriction of San Marino CCR, as agreed on May 30, 1997:

The assisted living facility on the northerly portion facing the residential area includes step-back areas on the second and on the third floor levels. There are no openings on the first floor. The windows have clerestory glass, which blocks the mountain views from the residents. (Photo Numbers 7-14). The setback area between the assisted living facility and the residences on the north side is approximately 12 feet and includes climbing vines and trees. (Photo Numbers 15-18). The wooden fence that separates the residential and commercial use fits in the rustic character of the area, located next to the Eaton Canyon reservoir. (Photo No. 19). The trash enclosure for the Project is located approximately 45'-50' away from the common property line with the resident living at 2686 East Meguiar and is enclosed within a masonry wall. (Photo No. 20).

As depicted on the site plans and as per staff's observation during the site visit, the laundry facility is at the southwest end of the kitchen/service area of the building and more than 50 feet away from the residential area. The site plan depicts 3 feet high masonry walls along the north side. Staff has not received any calls from the adjacent residents regarding this project. The Unilateral Contract ZC 96002 is an agreement between the Meguiar Residents and Park Marino, and not a Regional Planning requirement. Therefore, staff included a finding regarding not including the Unilateral Contract in the final approval conditions. However, staff incorporated a condition requiring that monthly meetings be scheduled between Park Marino administrators and Meguiar Residents, if requested by the Meguiar Residents and that contact information be available to the Meguiar Residents. GIS shows that the zone change includes the

Unilateral Contract, however, Zone Change 96002 approved by the Regional Planning Commission and the Board of Supervisors do not include the Unilateral Contract.

Staff included pictures from the residential facility gardens and the fences looking north and south of the property showing that the property is well maintained and beautifully arranged. (Photo Numbers 21-29).

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has received comments from the Fire Department on May 8, 2014, Public Works letter dated July 16, 2012, and Public Health dated May 29, 2012 recommending approval.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

The applicant presented the project to the Altadena Land Use Committee and Town Council. Staff has received comments from the Altadena Town Council on December 8, 2014 recommending approval.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has received an email from a health care provider asking questions not related to the subject permit. No other comments in favor or against the project have been received.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2012-00400, Conditional Use Permit Number 201200037, subject to the attached conditions.

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER 201200037 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Jeantine Nazar, RPAII, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Aerial Image
Site Plan, Land Use Map

MM: JN
December 15, 2014

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00400 -(5)
CONDITIONAL USE PERMIT NO. 201200037**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. R2012-00400 ("CUP") on December 16, 2014.
2. The permittee, Park Marino Land Company LP ("Permittee"), requests the Project Permit to authorize the continued operation and maintenance of an existing convalescent hospital (Park Marino Convalescent center), an independent living with assistance (Terraces at Park Marino), and the construction of an Alzheimer's treatment center (Safe Haven) ("Project") on a property located at 2585-2587 E. Washington Blvd. and 2601 E. Washington Blvd. in the unincorporated community of Altadena ("Project Site") within the C-2-DP-BE-U/C (Neighborhood Business – Development Program - Billboard Exclusion-Unilateral Contract) zone. Pursuant to County Code Section 22.28.160, an adult residential facility and a convalescent hospital are allowed in the C-2 zone, if a CUP has first been obtained.
3. The Project Site is 4.25 gross acres in size and consists of four legal lots. The Project Site is rectangular in shape with two driveways accessing from Washington Blvd. and from Altadena Drive. The subject property has a flat topography and is developed with an adult residential facility and a convalescent hospital.
4. The subject property is located at 2585-2587 and 2601 E. Washington Drive within the Altadena Community Standards District and in the community of Altadena. The Project Site is comprised of four lots, which includes two ingress and egress easements .33 acres in size (APNs: 5751-005-039 and 042), and two lots of 3.92 acres in area (APNs: 5751-005-041 and 045), for a total of 4.25 acres. The existing lots and the driveways are not tied together.
5. The Project Site is located in the Altadena Zoned District and is currently zoned C-2-DP-BE-U/C.
6. The subject property is located within the General Commercial (GC) land use category of the Altadena Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
 - North: R-1-7,500 (Single-Family Residence-7500 square feet minimum lot size)
 - South: C-1 (Restricted Business), C-1-DP (Restricted Business Development Program), C-2 (Neighborhood Business), C-3 (Unlimited Commercial)
 - East: City of Pasadena, Eaton Canyon Reservoir
 - West: R-3 (Limited Multiple Residence), C-3
8. Surrounding land uses within a 500-foot radius include:

North: Jewish Temple, school, single-family dwellings
South: Office buildings, medical building, convalescent hospital
East: Eaton Canyon Reservoir and Nature Center
West: Multi-family residences, parking, hair salon, café

9. The Project Site was rezoned in 1996 to C-2-DP-BE, and CUP 96002 and REA 201100258 were approved on the Project Site since the rezoning. Zone Change Case No. ZC 96002-(5) changed the zoning on the Project Site from C-2 (Neighborhood Business) R-1-7,500 (Single-Family Residential -7,500 square feet minimum lot size required), and R-3-5,000 (Limited Multiple Residence -5,000 square feet minimum lot size required) to its current zoning of C-2-DP-BE. The zone change amendment of Section 22.16.230 of the County Code Zoning Case 96002 included the Unilateral Contract signed between the neighbors and Park Marino Land company and changed the zoning to C-2-DP-BE-U/C. CUP 96002-(5) was concurrently approved to authorize the operation and maintenance of an existing convalescent hospital with a maximum of 99 beds and the construction of an 87-unit adult residential facility and an Alzheimer's center with 48 beds. Revised Exhibit "A" 201200258 approved on February 22, 2012, proposed new signage, reconfigured the parking lot, and changed the Alzheimer's facility from 24,830 square feet to 24,833 square feet and from 48 beds to 44 beds.
10. The site plan for the Project depicts three buildings with a total of 38 percent lot coverage, 39 percent landscaping, 21 percent pavement, and 2 percent driveway coverage. The existing three-story assisted living facility is located on the east side of the lot, and includes 87 units within 74,031 square feet of built area. The three-story assisted living facility accommodates efficiency apartments, one bedroom apartments, and apartments having one bedroom, and a den. Each of these units has an efficient kitchen and a full bathroom. The two-story Alzheimer's facility proposal on the west side with 26 units and 44 beds has 24,833 square feet in area. The one-story skilled nursing facility is located in the middle with a maximum of 99 beds within 25,320 square feet of built area. The convalescent hospital and the assisted living facilities have been built; however, the Alzheimer's center has not been constructed to date.
11. The Project Site is accessible via both E. Washington Blvd. to the south and Altadena Drive to the west through two separate driveways of 28'-8" feet and 26'-61" feet wide, respectively.
12. The original application proposed 62 parking spaces including eight (8) reserved for handicapped accessible. REA approved in 2012 reconfigured the parking providing a total of 66 parking spaces. The current permit proposes a total of 70 parking spaces, which includes seven (7) handicapped accessible and with largest employee shift of 40. The zoning code allows a maximum of 40 percent compact parking spaces. Section 22.52.1120 indicates that every convalescent hospital shall have an amount of automobile parking spaces not less than the number of residents

permitted by any license or permit which allows the maintenance of such facility. Every adult residential facility shall have one automobile parking space for each staff member on the largest shift and one parking space for each vehicle used directly in conducting such use. CUP 96002 Condition Number 15 does not allow residents to have access to personal vehicles. Two vans are available to provide transportation for the residents. The Hearing Officer finds that the previous CUP 96002 condition not allowing residents to have access to personal vehicles shall be in place.

13. The Altadena Town Council recommends approval of this project.
14. The proposed Alzheimer's center shall comply with the Altadena CSD requirements. The Altadena CSD does not have any specific requirements for properties located in the C-2 zone, and the subject property is not located within a specific area of the CSD. However, the intent and purpose of the Altadena Community Standards District (CSD) is to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts. The adult residential facility was established prior to the CSD, however, the step-back project design, setback areas, and landscaping meets the intent and purpose of the CSD. The proposed Alzheimer's residential center is adjacent to the Temple and the school. The site plan does not show the setback areas, but it depicts a chain link fence 6 feet in height separating the two properties.
15. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") recommends approval of this Project because the Project will provide adequate fire access, water flow, and fire suppression technology. The County Department of Public Health ("Public Health") recommends approval of the Project and has no comments regarding this Project.
16. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the continued operation and maintenance of a convalescent hospital and an adult residential facility as well as the construction of a new Alzheimer's center with 44 beds.
17. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

18. Prior to the Hearing Officer's public hearing, the Department of Regional Planning ("Regional Planning") staff has not received any comments in favor or in opposition to the Project.
19. *To be inserted after the public hearing to reflect hearing proceedings.*
20. The Hearing Officer finds that the proposed project is consistent with the land use designation by providing services to elderly and senior citizens at community and regional levels. The site plan depicts the lot coverage of 38 percent. The total built area of 124,234 square feet is less than the total lot area of 185,130 square feet, and meets the 90 percent requirement; therefore, consistent with the permitted uses of the underlying land use category. The three-story residential facility of 34'-11" is not consistent with the GC land use designation requirement of a maximum of two stories. However, the General Plan requires the height of the proposed facilities not to exceed the general profile established by existing uses, and in no event exceed that of neighboring residential development. (Los Angeles County General Plan, Nov. 1980, Page III-36). The residential assisted living structure is compatible in height with the adjacent single-family dwelling and complies with the height requirement of the General Plan.
21. The Hearing Officer finds that the subject property meets the General Plan goals of developing a strong diversified economy and ensuring full employment. The subject facility provides employment to 70 employees of diverse backgrounds, such as doctors, nurses, administrators, gardeners, maintenance staff, cleaning crew and kitchen staff.
22. The Hearing Officer finds that the proposed project meets the General Plan requirement of preserving the specialized service and activities of regional significance such as hospitals. The Project provides 24-hour medical and home care services to elderly that cannot live independently and serves the community as well as the region and is consistent with the General Plan requirement.
23. The Hearing Officer finds that the Project meets the Altadena Community Plan requirement for the continued operation of the existing commercial use, which strengthens the existing corridors and clusters of commercial, uses. The proposed project provides services to a total of 220 senior citizens in the following manner: a maximum of 99 elderly patients in the nursing home, 44 patients in the Alzheimer's center, and 87 dependent residents. The Project Site is located on Washington Blvd and Altadena Drive, two main corridors in Altadena. The subject senior citizen facility is one of the principal activity centers of these corridors as defined in the Plan.
24. The Hearing Officer finds that the Project entails distinctive qualities in its design, appearance and operation. The Project maintains 12'-6" setback on the north easterly portion, adjacent to the single-family dwellings. Landscaping including climbing vines and trees are planted on the setback area next to the residences. The step-back floor levels provide daylight and an aesthetically compatible and unique architectural design. The Alzheimer's center proposes similar architectural design. All three buildings include private gardens, which are on the northerly portion of the lot next to

the residences and the Temple. The facilities provide support services to individuals and groups such as light exercise, games, art projects, music, entertainment, and counseling, which are beneficial to the community. Therefore, the Hearing Officer finds that the subject Alzheimer's center and the adult residential facilities comply with the Altadena Community Standards District by protecting light, air and the privacy of the adjacent residents through step-back design, setback areas, and landscaping.

25. The Hearing Officer finds that the subject property has a total of ten (10) signs, which includes monument signs and wall signs as depicted on the site plan and as approved by REA2011000258. Public Works finds that a monument sign is located on the dedicated public right-of-way on Altadena Drive.

26. The Hearing Officer finds that Building and Safety office records show that building permits were submitted in 1965 for a convalescent hospital and finalized in 1966. The convalescent hospital was located in R-1-7500 zone at that time. The Zoning Code in 1964 and 1965 indicates the following:

If a permit has first been obtained as provided in Article 1 of Chapter 5, property in an residential zone may be used while such permit is in full force and effect and in conformity with the conditions of such permit for:

- a) Airport
- b) Landing field
- c) Radio transmitter stations
- d) Radio transmitter towers"

Everything listed in each R zone was a by-right use. The Department of Regional Planning required plot plans in the 1960's for by-right uses.

27. The Hearing Officer finds that the subject property has several existing oak trees.

28. The Hearing Officer finds that an Adult Residential facility means any facility which provides 24-hour a day nonmedical care and supervision to adults as defined per Code Section 22.08.010 and licensed under the regulations of the State of California. The Hearing Officer finds that the assisted residential facility and the convalescent hospital have State licenses to operate. Both existing facilities are licensed by the State of California as adult residential facilities. The Alzheimer's residential center is subject to State licensing.

29. The Hearing Officer finds that the residents of the proposed Alzheimer's facility will have private rooms with no kitchens and bathrooms having no tub or shower. Shared bathing/showering facilities will be provided so that residents can be monitored by staff.

30. The Hearing Officer finds that congregate dining will be provided for residents of both proposed facilities. Housekeeping staff will clean individual rooms as well as common area within the Alzheimer adult residential facility. Housekeeping staff will clean common areas only in the assisted living residential facility.
31. The Hearing Officer finds that the administrative staff, kitchen staff, housekeeping staff will be the same for all facilities.
32. The Hearing Officer finds that the subject property has 6-7 feet high masonry wall, wood fence, and chain link fence on the north side of the property as depicted on the site plan.
33. The Hearing Officer finds that Altadena Drive is a dedicated County roadway having a right-of-way of 85 feet in width and subject to road right-of-way dedication.
34. The Hearing Officer finds that the existing adult residential facility and the convalescent hospital are developed adjacent to existing single-family residences. The proposed Alzheimer's facility will be developed on the westerly portion of the subject property adjacent to Altadena Drive and the Temple.
35. The Hearing Officer finds that the existing adult residential facility design provides air, light and privacy by second and third floors stepped away design from single-family residences. There are no windows placed of the third floor adjacent to existing single-family residences (northerly side) except for bathroom and stairwell windows.
36. The Hearing Officer finds that CUP 96002 required the construction of a solid masonry wall eight feet in height along the northerly property line adjacent to existing single-family residences as well as the planting of appropriate landscaping for the purpose of establishing a visual buffer. The site plan does not depict the eight feet high masonry wall and the landscaping.
37. The Hearing Officer finds that the step-back design, the 12'-6" setback area on the north side of the property adjacent to residential uses, and the existing landscaping creates a buffer between the residential uses on the north side and commercial use and protects light, air and privacy.
38. The Hearing Officer finds that The Project Site contains 39 percent landscape coverage and exceeds the 10 percent requirement.
39. The Hearing Officer finds that there is no parking space for emergency ambulances. The previous approval did not require such parking spaces. The easterly portion of

the property towards the Eaton Canyon wash can accommodate parking for ambulances.

40. The Hearing Officer finds that the height of the three-story building as depicted on the elevation plan is 34'-11", and meets the height requirement in Part 10 Chapter 22.52.
41. The Hearing Officer finds that the Unilateral Contract ZC 96002 is an agreement between the Meguiar Residents and Park Marino Land Company, and part of covenants, conditions, and restrictions (CCRs).
42. The Hearing Officer finds that meetings be scheduled between Park Marino administrators and Meguiar Residents, if requested by the Meguiar Residents or by the Park Marino administrators.
43. The Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan. The Project provides employment to 70 employees of diverse backgrounds. The Project also provides 24-hour medical and home care services to elderly that cannot live independently and serves the community as well as the region.
44. The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The Project includes step-back architecture on the north side of the property and a 10-12-foot setback with landscaping, which creates a buffer between the commercial and residential use, and protects the peace, comfort or welfare of persons residing or working in the surrounding area.
45. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project provides 66 parking spaces for employees (a maximum of 40 employees at the largest shift) and visitors. The subject site includes gardens and landscaping as well as landscape buffer zones, which separates the subject property from the adjacent lots.
46. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The Project Site is served by Altadena Drive and Washington Blvd, two corridors located on the west and south sides of the property.

47. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the terms of this grant to thirty (30) years.
48. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Altadena community. On October 30, 2014, a total of 322 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as seven (7) notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.
49. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines (Class 3, New Construction categorical exemption); and

2. Approves Conditional Use Permit No 201200037, subject to the attached conditions.

MM: JN

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00400-(5)
CONDITIONAL USE PERMIT NO. 201200037**

PROJECT DESCRIPTION

The project is a request for a conditional use permit to allow the continued operation and maintenance of an adult residential facility, a nursing home, and an Alzheimer's center in the C-2 zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on December 16, 2044.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the adult residential facility, nursing home, and Alzheimer's center and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken

on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$3,000.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for Fifteen (15) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **Three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **March 16, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **Three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

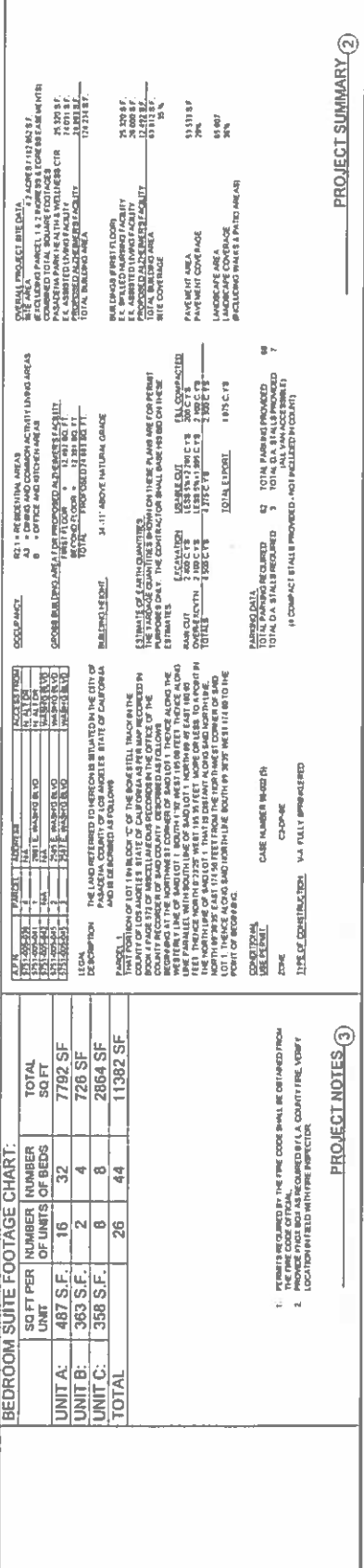
19. This grant authorizes the continued operation and maintenance of a convalescent hospital and an adult residential facility and the construction of an Alzheimer's residential center.
 - a. That all residents of the subject facilities are prohibited from keeping or maintaining personal vehicles on the subject property;
 - b. That the subject adult residential facility for Alzheimer patients shall be limited to a maximum capacity of 44 beds;
 - c. That the subject adult residential facility for senior citizens shall be limited to a maximum capacity of 87 residential units;
 - d. That the existing nursing home shall be limited to a maximum capacity of 99 beds;
 - e. That conversion of the adult residential facility to other uses not included within the definition of adult residential facility shall be prohibited unless a new conditional use permit has first been obtained;
 - f. That a minimum of seventy (70) parking spaces shall be continuously maintained on the subject property and shall comply with parking standards in Title 22;

- g. That the permittee shall arrange monthly meetings between the Project Administrator and the Meguiar Residents, if requested by the Meguiar Residents or by the Park Marino administrators;
- h. A 24-hour contact information be available to Meguiar Residents for any complaints or concerns;
- i. Dedicate road right of way, 40 feet from centerline, on Altadena Drive along the property frontage. An additional 5 feet of road right-of-way dedication is required;
- j. Reconstruct/construct driveway approaches to the site to comply with current Americans with Disabilities Act (ADA) guidelines and to the satisfaction of Public Works. Relocate any affected utilities;
- k. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Altadena Drive to the satisfaction of Public Works;
- l. Repair any improvements damaged during construction to the satisfaction of Public Works;
- m. Relocate the monument sign to outside of the dedicated road right-of-way on Altadena Drive;
- n. Reconstruct the fronting sidewalk to provide a minimum of five feet (5.5' measured from top of curb) walk adjacent to curb with transitioning around all fixed objects to accommodate ADA guidelines and to the satisfaction of Public Works;
- o. Submit street improvement plans and acquire street plan approval or direct check status before obtaining a grading or drainage permit;
- p. Execute an Agreement to improve for the street improvements prior to issuance of a building permit;
- q. That the proposed adult residential facility shall have second and third stories stepped away from existing single-family residence lots as depicted on floor and elevation plans approved by CUP96002;
- r. The permittee shall file for a Certificate of Compliance and tie Parcel Numbers 5751-005-039, 041, 042, and 045;
- s. The permittee shall comply with all conditions set forth in the attached County Public Works, Fire, Public Health, Department letters;

- t. That landscaping shall be planted and continuously maintained between the subject facilities and the adjacent residences. Said landscaping shall be designed to provide a visual buffer between the proposed adult residential facility and shall be depicted on a landscaping plan which must be depicted on the landscape plans;
- u. The landscape procedure for the oaks shall be as follows, and the plan shall include the following oak tree planting, irrigation, and maintenance language:
For new 15-gal. oaks: Arrange soil around base of tree to slope away from tree so that rainfall drains away from the trunk; avoid ponding at the base of the trunk. Make a tree well about 3 feet from trunk, filled with mulch, that does not touch the trunk. Irrigation can be done with hoses once a month, about 3 gallons until tree is established (several years) in the normal rainfall months, October-June, and then once a week 3 gal. in summer July-September. After establishment, only rainfall should irrigate oaks, and NO water should be applied. In times of severe drought, native oaks may be irrigated once in mid-summer. Leave 6 to 10 feet around the trunk clear and dry. Allow leaf fall to accumulate up to 6-in. depth, and only remove so as to leave 6-in. of leaf fall under the oak trees. **Any temporary irrigation system shall be removed when oaks are established.**

Attachments:

Fire/Public Works/Public Health Department Letters dated May 8, 2014, July 16, 2012, May 29, 2012



BED	UNI	UNI	UNI	TOT

BEDROOM SUITE FOOTAGE CHART:			
	SQ FT PER UNIT	NUMBER OF UNITS	NUMBER OF BEDS
UNIT A:	487 S.F.	16	32
UNIT B:	363 S.F.	2	4
UNIT C:	358 S.F.	8	8
TOTAL		26	44



APPLICANTS COPY

PLANNERS & ARCHITECTS AIA

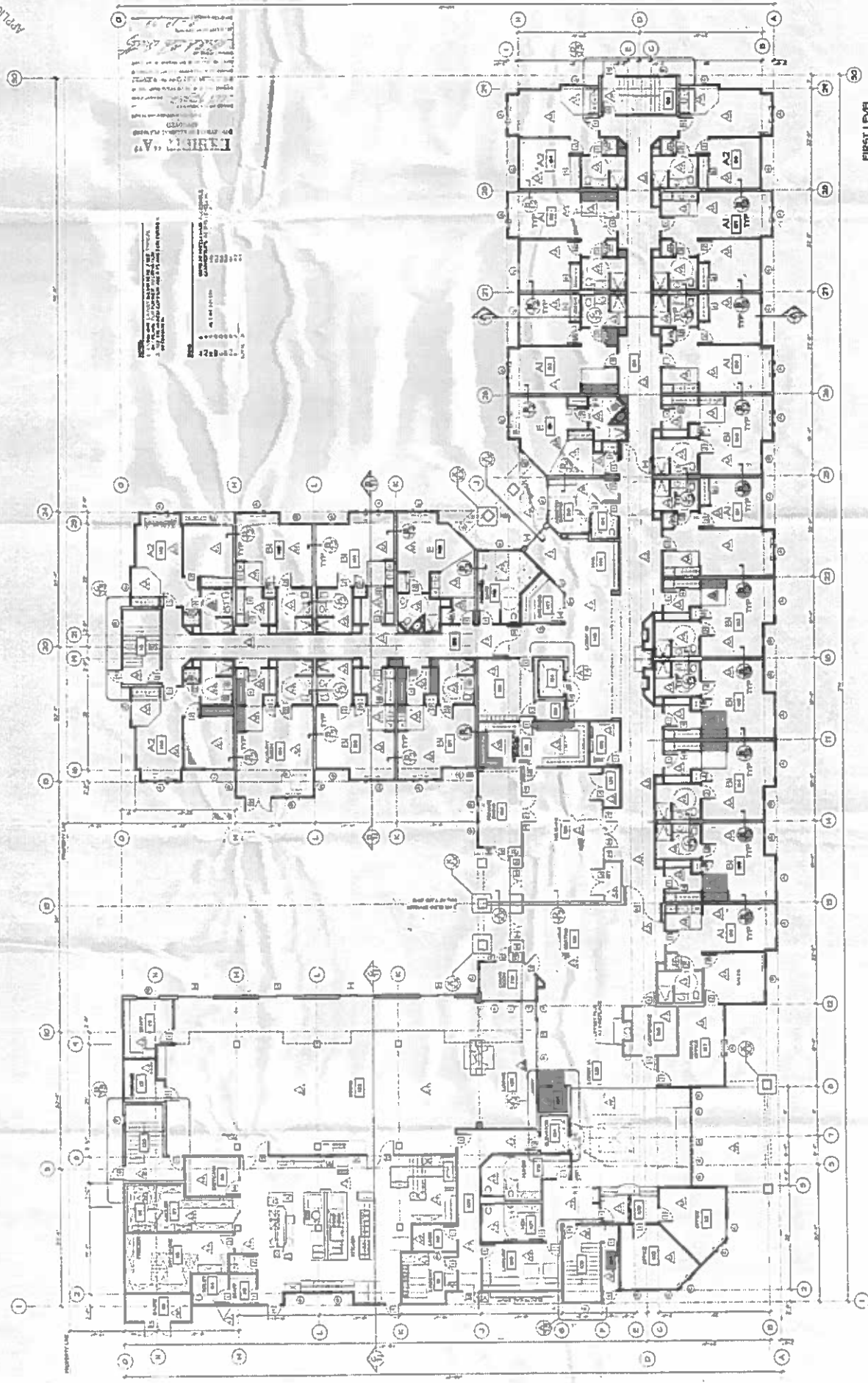


YOUNG & ASSOCIATES

THE "BRACKS AT PARK PLAZA"
1000 PARK PLAZA
DALLAS, TEXAS 75201
ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPE ARCHITECTS
ENGINEERS
CONSULTANTS

A3.1

Floor Plan



FIRST LEVEL
SCALE: 1/8" = 1'-0"

THE TOWERS AT PARK MANOR
 AS SHOWN IN THE ARCHITECTURAL RECORD
 THIS FLOOR PLAN IS A REPRODUCTION OF THE ORIGINAL
 DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION
 WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT



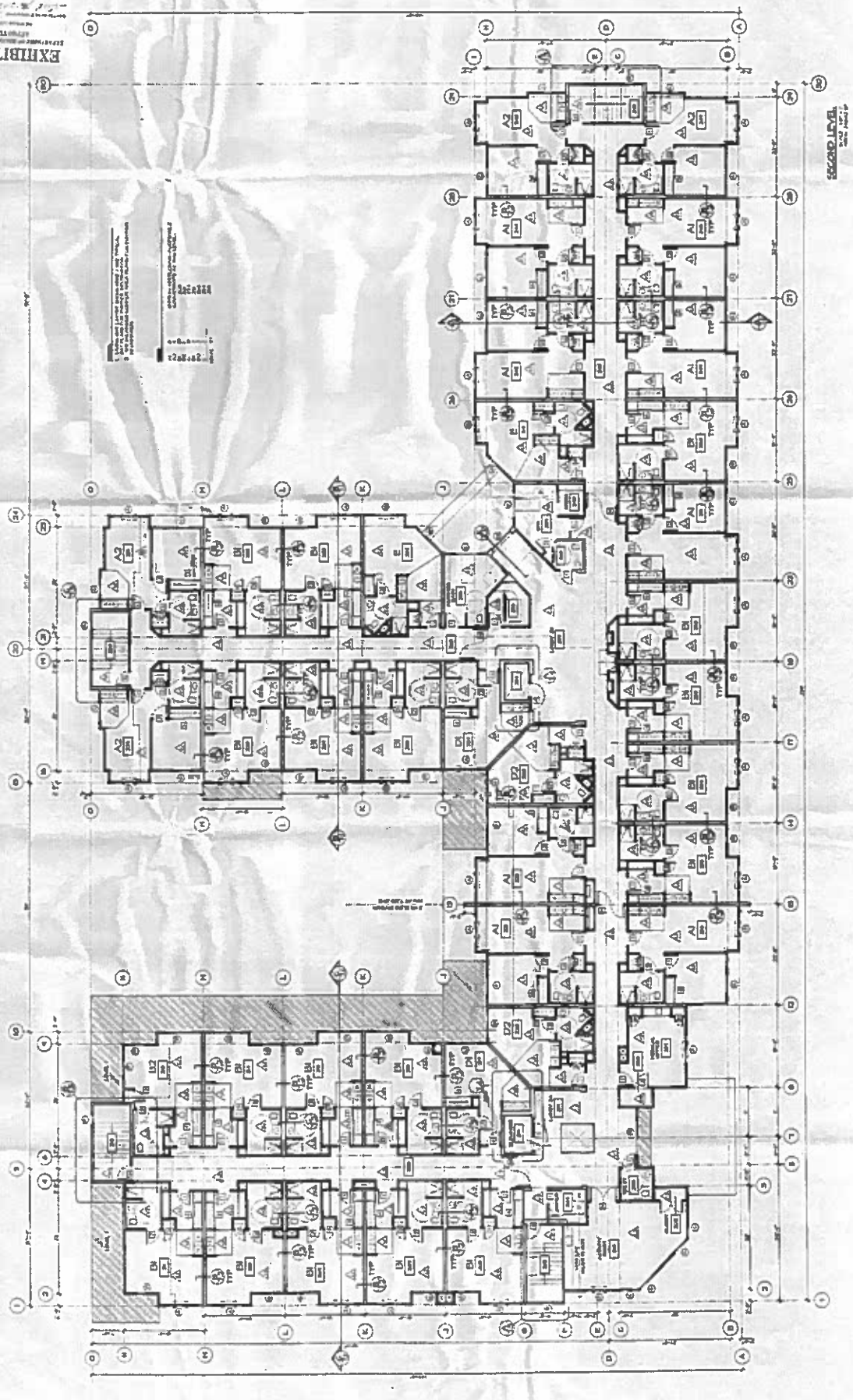
YOUNG & ASSOCIATES

PLANNERS & ARCHITECTS A.T.C.

EXHIBIT "A"

APPLICANTS ONLY

THIS FLOOR PLAN IS A REPRODUCTION OF THE ORIGINAL
 DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION
 WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT



Floor Plan

A3.3

THIRD LEVEL
Scale: 1/8" = 1'-0"

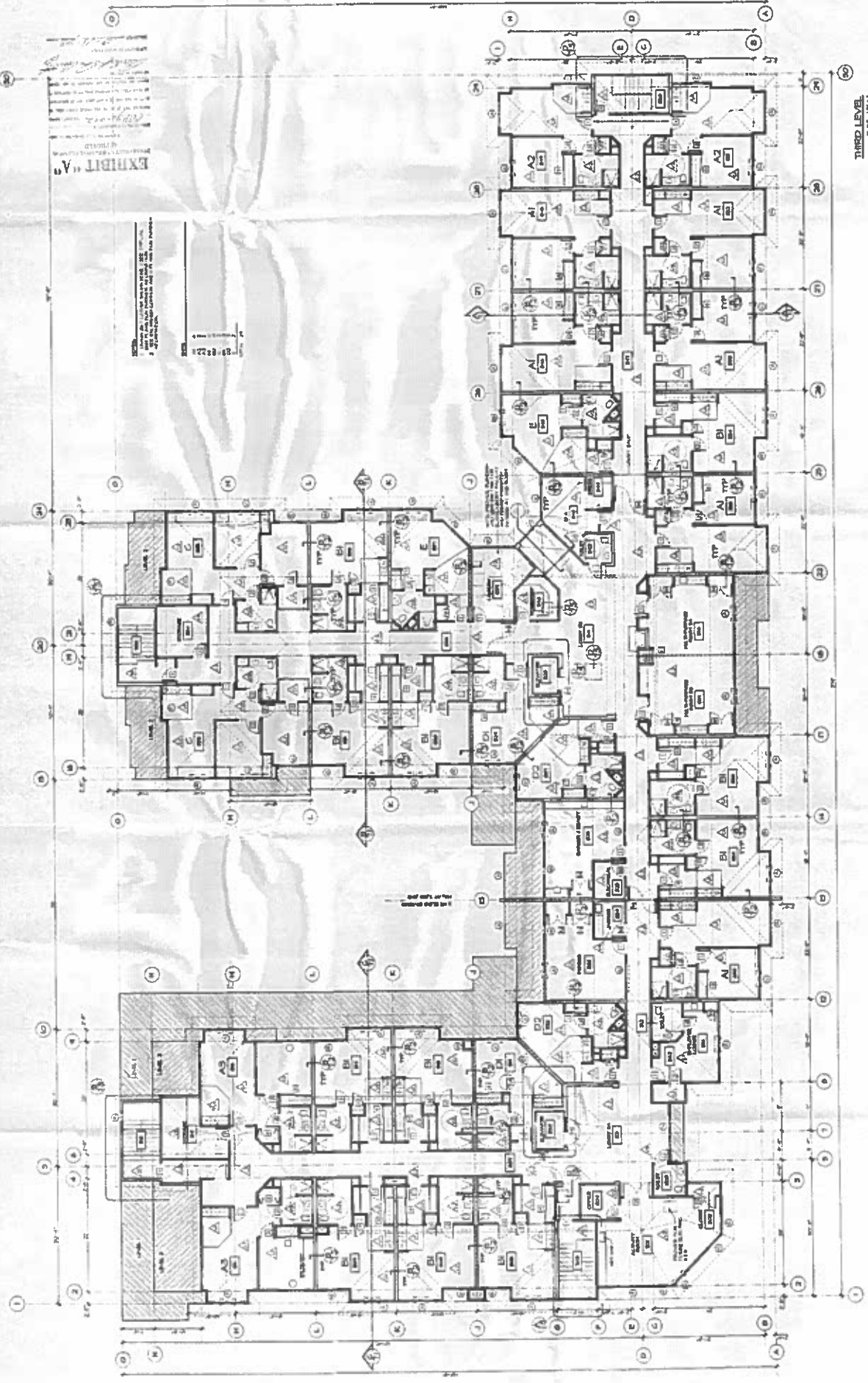


EXHIBIT "A"

NOTES:
1. ALL ROOMS TO BE FINISHED TO MATCH EXISTING CONDITIONS.
2. ALL ROOMS TO BE FINISHED TO MATCH EXISTING CONDITIONS.
3. ALL ROOMS TO BE FINISHED TO MATCH EXISTING CONDITIONS.
4. ALL ROOMS TO BE FINISHED TO MATCH EXISTING CONDITIONS.
5. ALL ROOMS TO BE FINISHED TO MATCH EXISTING CONDITIONS.
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9. ALL ROOMS TO BE FINISHED TO MATCH EXISTING CONDITIONS.
10. ALL ROOMS TO BE FINISHED TO MATCH EXISTING CONDITIONS.

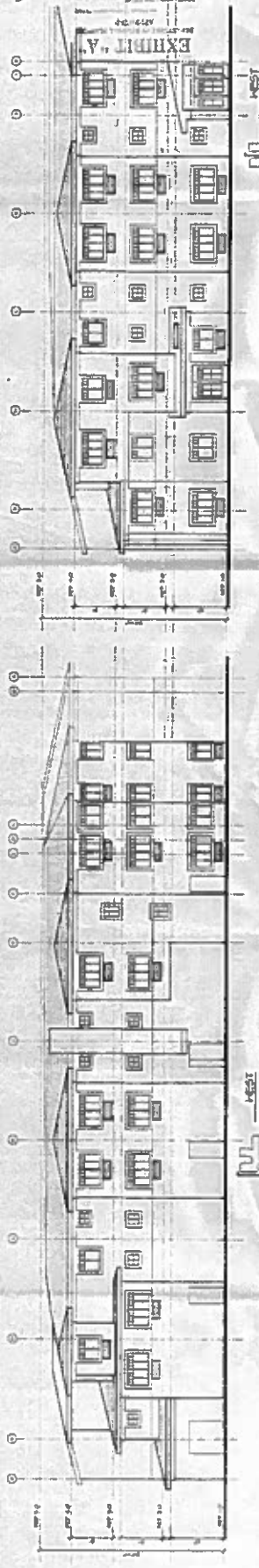
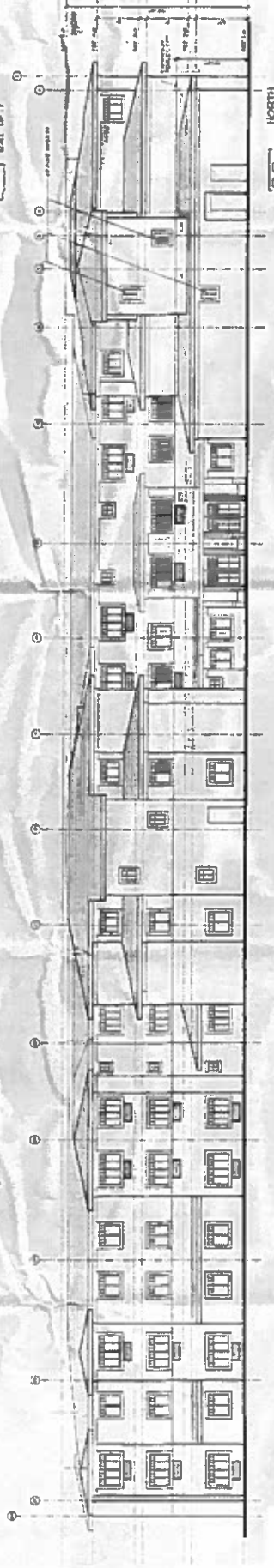
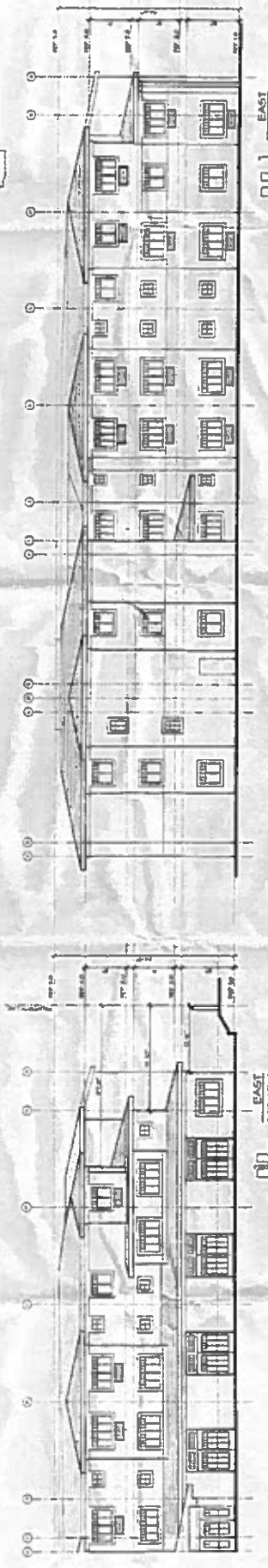
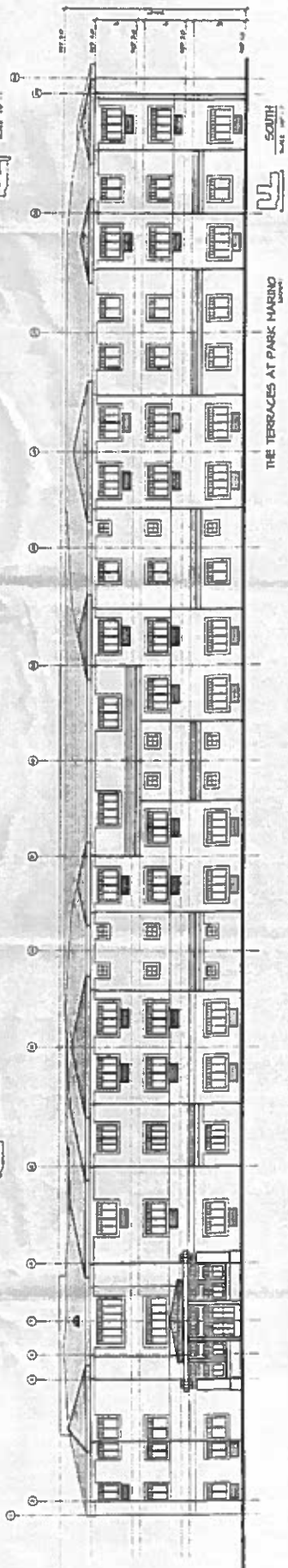


APPENDIX COPY

Elevations

THE TERRACES AT PARK MARINO
Architectural drawings for the proposed development of the Terraces at Park Marino, a multi-story residential building located at the intersection of Park Marino and [unintelligible] Street, San Francisco, California. The drawings show the building's exterior elevations and are intended for use in the planning and construction of the project.

Scale: 1/8" = 1'-0"



YOUNG & ASSOCIATES
Architects

Architects

APPLICANT'S COPY



THE TERRACES AT PARK STATION
 1. IRRIGATION PLAN
 2. PLANTING PLAN
 3. LANDSCAPE ARCHITECTURE
 4. CIVIL ENGINEERING
 5. MECHANICAL ENGINEERING
 6. ELECTRICAL ENGINEERING
 7. STRUCTURAL ENGINEERING
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STATION 18
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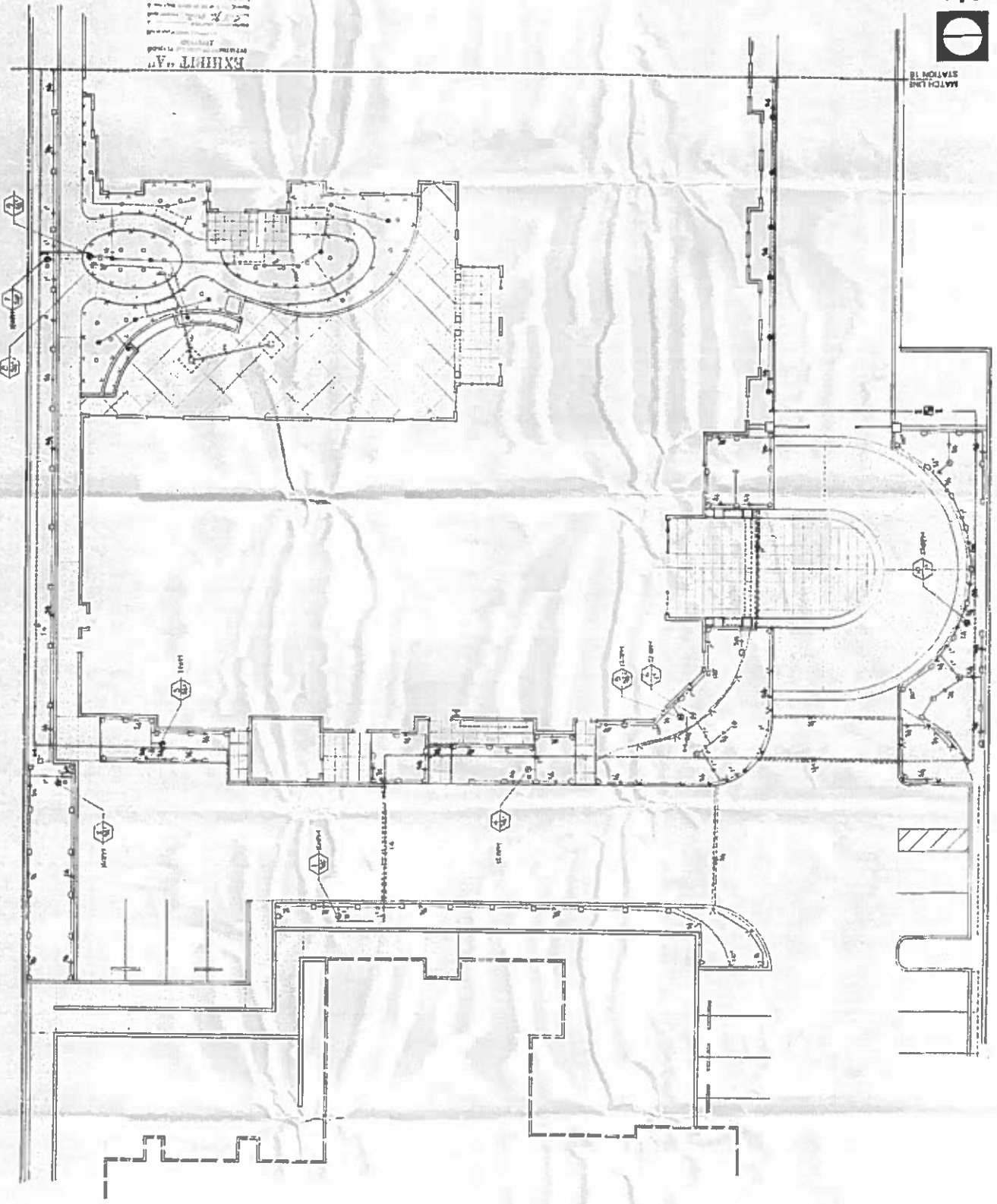


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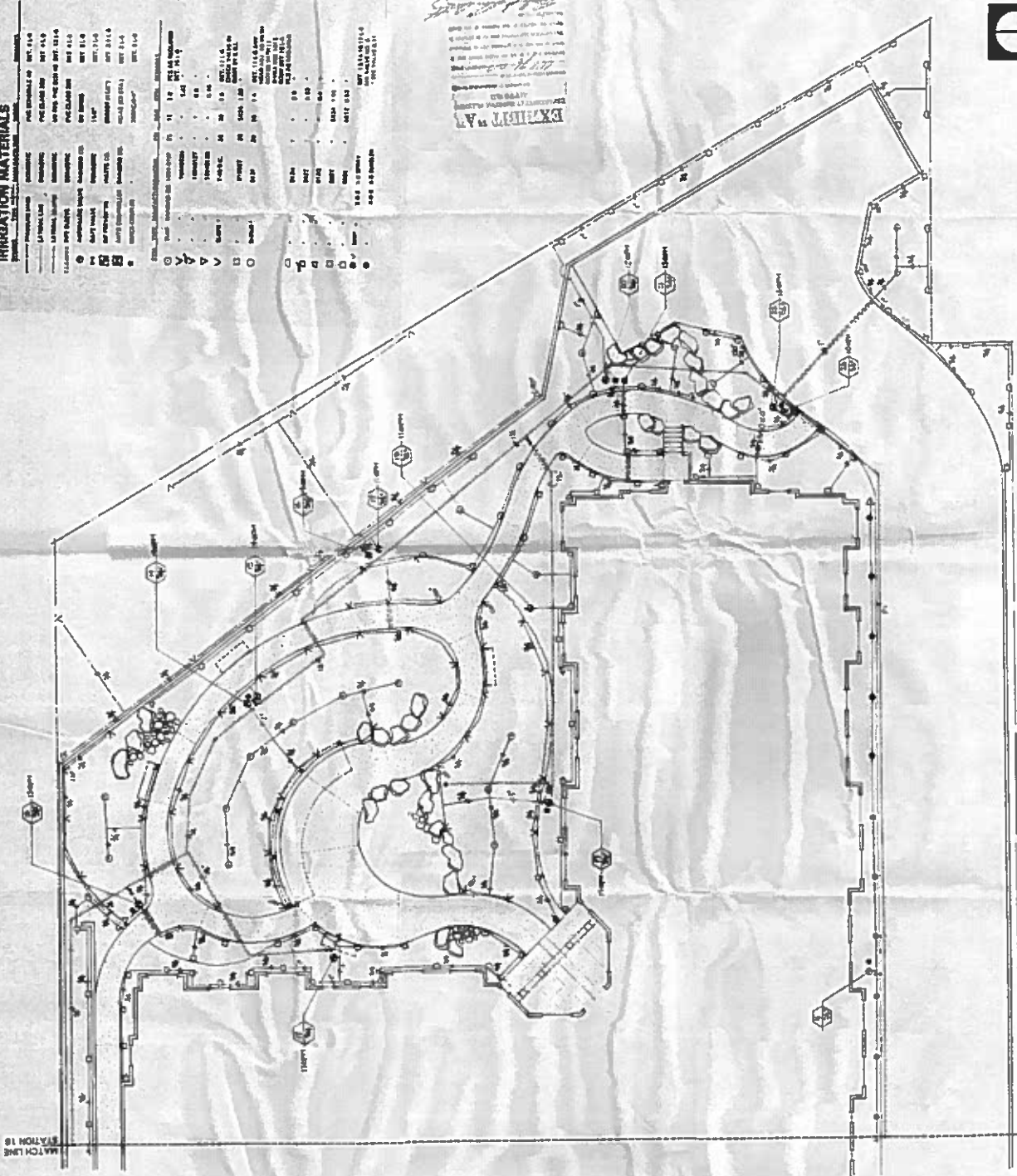
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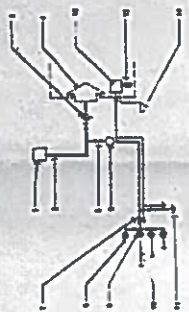


IRRIGATION MATERIALS

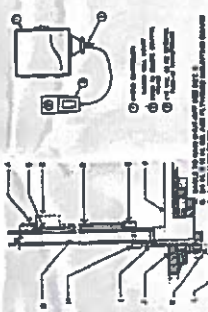
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APPLICANTS COPY

EXHIBIT "A"



1. Point of Connection (schematic)



2. Well Mounted Controller

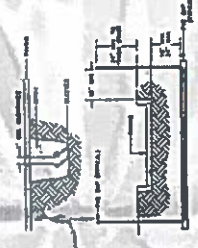


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- 44. RAIN INTERRUPT (TYPE 44)
- 45. RAIN INTERRUPT (TYPE 45)
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- 91. RAIN INTERRUPT (TYPE 91)
- 92. RAIN INTERRUPT (TYPE 92)
- 93. RAIN INTERRUPT (TYPE 93)
- 94. RAIN INTERRUPT (TYPE 94)
- 95. RAIN INTERRUPT (TYPE 95)
- 96. RAIN INTERRUPT (TYPE 96)
- 97. RAIN INTERRUPT (TYPE 97)
- 98. RAIN INTERRUPT (TYPE 98)
- 99. RAIN INTERRUPT (TYPE 99)
- 100. RAIN INTERRUPT (TYPE 100)

3. Backflow preventer



4. Trenching

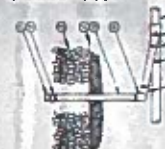


5. Steepling



6. Quick Coupling Device

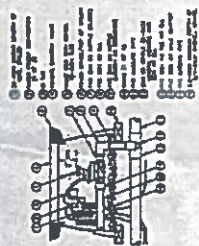
7. Gate Valve



8. Automatic Valve



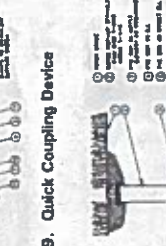
9. Rain Interrupt



10. Xeri-Bird-8 in Emitter Box



11. Xeri-Bird-8 (plan view)



12. Emission Device on Xeri-Tube



13. Typical Tubing Lay-out



14. Spacing for Salt Leaching



15. Tree Staking



16. Shrub Planting



17. Vine Planting



18. Groundcover Planting



19. Groundcover Planting

PLANT MATERIALS

[illegible]